

## CAPSULE SUMMARY SHEET

Survey No.: CH-460 (PACS B27) Construction Date: 1940  
Name: Zantzinger Property  
Location: 9020 Leonardtown Road, Hughesville vicinity, Charles County

Private/Residence/Occupied/Good/Restricted

**Description:** The Zantzinger Property is a 1-story, 4-bay side-gable cottage on the east side of Leonardtown Road in the Hughesville vicinity, Charles County. Constructed in 1940, the building is rectangular in plan with a central entry, symmetrical fenestration pattern and a central brick chimney. The structure has a side-gable roof covered with asphalt shingles. The building is of wood-frame construction with vinyl siding, and it has a concrete block foundation. The windows are wood 6/6 double-hung. The house has a concrete stoop centered on the front elevation. The stoop has a wood railing and two concrete steps.

**Significance:** The Zantzinger Property is a .76 hectare (1.89 acre) parcel located on the east side of Leonardtown Road. According to Charles County tax records, the house was constructed in 1940. The building is an example of a common building type which lacks distinction of form or style. The building's integrity of materials has been compromised by the addition of vinyl siding and the replacement of the original doors.

**Maryland Historical Trust**  
**Maryland Inventory of Historic Properties Form**  
**MD 5 - Hughesville Project**

DOE \_\_\_yes \_\_\_no

**1. Name:** (indicate preferred name)

historic

and/or common Zantzinger Property

**2. Location:**

street &amp; number 9020 Leonardtown Road \_\_\_ not for publication

city, town Hughesville x vicinity of congressional district

state Maryland county Charles

**3. Classification:**

<b>Category</b>	<b>Ownership</b>	<b>Status</b>	<b>Present Use</b>
___ district	___ public	<u>x</u> occupied	___ agriculture ___ museum
<u>x</u> building(s)	<u>x</u> private	___ unoccupied	___ commercial ___ park
___ structure	___ both	___ work in progress	___ education <u>x</u> private
___ site	<b>Public Acquisition</b>	<b>Accessible</b>	___ entertainment residence
___ object	___ in process	<u>x</u> yes: restricted	___ government ___ religious
	___ being considered	___ yes: unrestricted	___ industrial ___ scientific
	<u>x</u> not applicable	___ no	___ military ___ other:
			___ transportation

**4. Owner of Property:** (give names and mailing addresses of all owners)

name William D. Zantzinger

street &amp; number 9020 Leonardtown Road

telephone no.:

city, town Hughesville

state and zip code MD 20637

**5. Location of Legal Description**

Land Records Office of Charles County

liber 277

street &amp; number Charles Street

folio 243

city, town La Plata

state MD

**6. Representation in Existing Historical Surveys**

title

date \_\_\_ federal \_\_\_ state \_\_\_ county \_\_\_ local

depository for survey records

city, town

state

## 7. Description

Survey No. CH-460 (PACS B27)

Condition		Check one	Check one	
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved	date of move _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed			

Resource Count: 1

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

The Zantzinger Property is a 1-story, 5-bay side-gable cottage on the east side of Leonardtown Road in the Hughesville vicinity, Charles County. Constructed in 1940, the building is rectangular in plan with a central entry, symmetrical fenestration pattern and a central brick chimney.

The structure has a side-gable roof covered with asphalt shingles. The building is of wood-frame construction with vinyl siding, and it has a concrete block foundation. The windows are wood 6/6 double-hung. The house has a concrete stoop centered on the front elevation. The stoop has a wood railing and two concrete steps.

The front, or west facade has a central, replacement, wood panel door flanked on each side by two double-hung windows.

The north elevation has two double-hung windows on the first story and a single double-hung window in the gable end.

The rear elevation has a wood panel door near the northeast corner of the building. The door opens onto a small wood deck with a simple wood railing. Also on the rear elevation are two double-hung windows, south of the doorway.

The south elevation has two double-hung windows on the first story and a single double-hung window in the gable end.

The interior of the house is divided into four rooms. The central entry opens into the living room at the northwest corner of the house. Behind the living room is the kitchen. A small passageway, centrally located at the intersection of all four rooms provides access from the living room and kitchen to two bedrooms on the south side of the house. Located in the passageway is a wood stove, used as the principal source of heat for the house. The woodwork around the windows and doors are wide, single architrave moldings and the original doors are wood and consist of 3-panels with brass hardware and glass knobs.

There are no outbuildings associated with this property.

The property is located on the east side Leonardtown Road among residential properties. The house is located on a small level lot at the intersection of Leonardtown Road and Herbert Road. Leonardtown Road is located to the west, Herbert Road and residential property are located to the south and east, while to the north is forested land.

## 8. Significance

Survey No. CH-460 (PACS B27)

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> Prehistoric	<input type="checkbox"/> archaeology-prehistoric	<input type="checkbox"/> Community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communication	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1940

Builder/Architect Unknown

check: Applicable Criteria: ☐ A ☐ B ☐ C ☐ D  
and/or  
Applicable Exceptions: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G  
Level of Significance: ☐ national ☐ state ☐ local

Prepare both a summary paragraph of significance and a general statement of history and support.

The Zantzinger Property is a .76 hectare (1.89 acre) parcel located on the east side of Leonardtown Road. According to Charles County tax records, the house was constructed in 1940. However, there are no detailed, published historic maps of Charles County, Maryland that locate and indicate ownership of structures.

Maryland Colony was granted by King Charles I to Lord Baltimore in 1632. Two years later, the first European community was established at St. Mary's City. Subsequent colonization moved north, along the Potomac and Patuxent Rivers. As settlers migrated away from St. Mary's City, the formation of a new county became necessary. In 1658 Charles County was founded in an area originally inhabited by Algonquins of the Powhatan Confederacy. Road clearing began in the mid-eighteenth century as a result of the establishment of port towns and Maryland's rising population. Tobacco cultivation dominated the economic and social life of Charles County until the mid-nineteenth century when soil exhaustion required agricultural diversification. The introduction of rail lines in the late nineteenth century linked Charles County with the north and south, encouraging trade. While the suburbanization of Charles County was ensured by the widespread availability of the automobile in the mid-twentieth century, the County has retained its rural and agricultural character.

The area that became Hughesville was located in Lord Baltimore's grant of 6,879.9 hectares (17,000 acres) of Newport Hundred to Major William Boarman during 1650-1699. This land included the region "east of Zachiah Swamp" and became known as Boarman's Manor. Hughesville does not appear on an 1840 Map of a Part of Maryland, and Fisher's 1852 Gazetteer of the State of Maryland did not list the community. Hughesville was located at the crossroads of two of the main routes through Charles County: Burnt Store to Patuxent City and on to Annapolis, (Burnt Store Road and Prince Frederick Road/Route 231) and Bryantown to Charlotte Hall and on to St. Mary's City (Leonardtown Road/Route 5). Accordingly, Hughesville is shown on Martenet's 1866 Map of Maryland, Atlas Edition. The 1871 State Gazette and Merchants and Farmers Directory for Maryland and the District of Columbia called Hughesville a "post town." Bland's 1887 Maryland Directory and State Gazetteer listed both Episcopal and Roman Catholic churches in Hughesville as well as a Friends' school, four (4) general merchandise stores, two (2) saloons, two (2) undertakers, a wheelwright, a blacksmith, a tobacco buyer, and a population of fifty (50). Gannett's 1904 Gazetteer of Maryland defined Hughesville as a "post village...on the Washington, Potomac and Chesapeake Railroad" (Gannett 1904: 43). By 1906 the community was known as "a station of the Southern Maryland Railroad...and a banking town" with two (2) physicians, two (2) general stores, two (2) blacksmiths, a grist and saw mill, a flour mill, an undertaker and

CONTINUATION SHEET

MARYLAND HISTORICAL TRUST  
STATE HISTORIC SITES INVENTORY FORM

RESOURCE NAME: Zantzinger Property

SURVEY NO.: CH-460 (PACS B27)

ADDRESS: 9020 Leonardtown Road, Hughesville vicinity, Charles County

## 8. Significance (Continued)

livery, a hotel, a hotel and saloon, a grocer and saloon, an insurance salesman, and a population of 150 (Maryland 1906: 667).

The Zantzinger Property is a side-gable cottage constructed in 1940. From the 1870s to the 1940s, the vernacular cottage style was typically built for Americans of modest means. They are characterized by simple ornamentation and mass-produced components, such as door frames, moldings, sash and window units, and porch decoration. The development of post-Civil War machinery capable of producing large amounts of standardized housing elements, such as those found in cottages, contributed greatly to the development of the modern American housing industry. Designs for vernacular cottages were obtained from popular magazines, such as House Beautiful, or carpenter's and builder's journals, such as American Builder. A variety of front-gable, side-gable, cross-gable and hipped roof frame cottages were developed in the early to mid-twentieth century. Front-gable and hipped roof cottages are primarily 1 to 1½-stories tall, 3-bays wide and several rooms deep. Side-gable and cross-gable structures are usually 2 to 2½-stories tall, are typically 2 to 3-bays in width and vary from one to three rooms deep. They usually include a porch covered with a shed roof. Porches are supported by posts often containing machine-produced Victorian ornamentation. Some cottages feature ornamentation drawn from Craftsman style or Colonial Revival architecture (Gottfried and Jennings 1988, viii-xv).

### National Register Evaluation:

Constructed in 1940, the Zantzinger Property is not eligible for the National Register of Historic Places. The property is not eligible under Criterion A, as research conducted indicates no association with any historic events or trends significant in the development of national, state or local history. Historic research indicates that the property has no association with persons who have made specific contributions to history, and therefore, it does not meet Criterion B. It is not eligible under Criterion C, as the building is an example of a common building type which lacks distinction of form and style. The building's integrity of materials has been compromised by the addition of vinyl siding and the replacement of the original doors. Finally, the structure has no known potential to yield important information, and therefore, is not eligible under Criterion D.

MARYLAND HISTORICAL TRUST

Eligibility recommended \_\_\_\_\_  
Comments \_\_\_\_\_

Eligibility Not Recommended X

Reviewer, OPS: [Signature]

Reviewer, NR Program: [Signature]

Date: 5/15/98

Date: 6/24/98

[Signature]

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## 9. Major Bibliographical References Survey No. CH-460 (PACS B27)

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Continuation Sheet

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## 10. Geographical Data

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Acreage of nominated property \_\_\_\_\_

Quadrangle name Hughesville, MD

Quadrangle scale 1:24,000

Verbal boundary description and justification

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List all states and counties for properties overlapping state or county boundaries

state	code	county	code
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state	code	county	code
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## 11. Form Prepared By

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name/title Caroline Hall/Tim Tamburrino

organization P.A.C. Spero & Company

date January 1997/revised February 1998

street & number 40 W. Chesapeake Avenue, Suite 412

telephone (410) 296-1635

city or town Baltimore

state Maryland

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The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust  
DHCP/DHCD  
100 Community Place  
Crownsville, MD 21032-2023  
(410) 514-7600

CONTINUATION SHEET

MARYLAND HISTORICAL TRUST

STATE HISTORIC SITES INVENTORY FORM

RESOURCE NAME: Zantzinger Property

SURVEY NO.: CH-460 (PACS B27)

ADDRESS: 9020 Leonardtown Road, Hughesville vicinity, Charles County

## 9. Major Bibliographical References (Continued)

- Bland, John R., ed. The Maryland Directory and State Gazetteer. Baltimore: The Baltimore Publishing Company, 1887.
- Brown, Jack D., et al. Charles County, Maryland, A History. La Plata: Charles County Bicentennial Committee, 1976.
- Charles County Department of Assessment and Taxation. 101 Catalpa Drive, La Plata, Maryland.
- Charles County Land Records Office. Charles County Courthouse, Charles Street, La Plata, Maryland.
- Fisher, R.S. Gazetteer of the State of Maryland, Compiled from the Returns of the Seventh Census of the United States, and Other Official Documents. Baltimore: James S. Waters, 1852.
- Gannett, Henry. A Gazetteer of Maryland. Department of the Interior, United States Geological Survey, Bulletin No. 231, Series F, Geography, 39. Washington, D.C.: Government Printing Office, 1904.
- Glassie, Henry. Patterns in the Material Folk Culture of the Eastern United States. Philadelphia: University of Pennsylvania Press, 1968.
- Gottfried, Herbert and Jan Jennings. American Vernacular Design, 1870-1940. Ames, Iowa: Iowa State University Press, 1988.
- Gowans, Alan. Styles and Types of North American Architecture. New York: Harper Collins, 1992.
- Grow, Lawrence. Country Architecture. Pittstown, NJ: The Main Street Press, 1985.
- Hinkel, John V., ed. See Charles County, Maryland, founded in 1658. Compiled by John V. Hinkel & Associates. La Plata: Charles County Chamber of Commerce, 1959.
- KCI Technologies, Inc. Draft Historic Context for the U.S. 301 South Corridor Transportation Study, Prince George's and Charles Counties, Maryland. Prepared for the Maryland Department of Transportation, State Highway Administration, August 1996.
- Klapthor, Margaret Brown, and Paul Dennis Brown. The History of Charles County, Maryland. La Plata: Charles County Tercentenary, Inc., 1958.
- Klein, Marilyn W. and David P. Fogle. Clues to American Architecture. Washington D.C. and Philadelphia: Starrhill Press, 1986.
- Map of a Part of Maryland, Copied from the Geological State Map. 1840. Maryland Historical Trust, Crownsville, Maryland.

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MARYLAND HISTORICAL TRUST

STATE HISTORIC SITES INVENTORY FORM

RESOURCE NAME: Zantzinger Property

SURVEY NO.: CH-460 (PACS B27)

ADDRESS: 9020 Leonardtown Road, Hughesville vicinity, Charles County

## 9. Major Bibliographical References (Continued)

- Martenet, Simon J. Martenet's Map of Maryland, Atlas Edition. Baltimore: Simon J. Martenet, 1866.
- Martenet, Simon J. New Topographical Atlas of the State of Maryland. Baltimore: Simon J. Martenet, 1873.
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- Maryland, Delaware and District of Columbia State Gazetteer and Business Directory 1906-1907. Baltimore: R.L. Polk & Co., 1906.
- McAlester, Virginia and Lee. A Field Guide to American Houses. New York: Alfred A. Knopf, 1983.
- Meyer, Richard E., ed. Voices of American Culture. Ann Arbor, Michigan: UMI Research Press, 1989.
- P.A.C. Spero & Company. Maryland Historic Context, Montgomery County and Prince George's County, Intercounty Connector Project. Volume I. Prepared for the Maryland Department of Transportation, State Highway Administration. Baltimore: P.A.C. Spero & Company, October 1996.
- Rifkind, Carole. A Field Guide to American Architecture. New York: Signet Press, 1980.
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- Wells, Camille, ed. Perspectives in Vernacular Architecture, Columbia, Missouri: University of Missouri Press, 1986.
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RESOURCE NAME: Zantzinger Property

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ADDRESS: 9020 Leonardtown Road, Hughesville vicinity, Charles County

Maryland Comprehensive Historic Preservation Plan Data Sheet

Historic Context:

MARYLAND COMPREHENSIVE PRESERVATION PLAN DATA

Geographic Organization:

Western Shore

Chronological/Developmental Period Theme (s):

Modern Period A.D. 1930-present

Prehistoric/Historic Period Theme(s):

Architecture

RESOURCE TYPE:

Category (see Section 3 of survey form):

Building

Historic Environment (urban, suburban, village, or rural):

Suburban

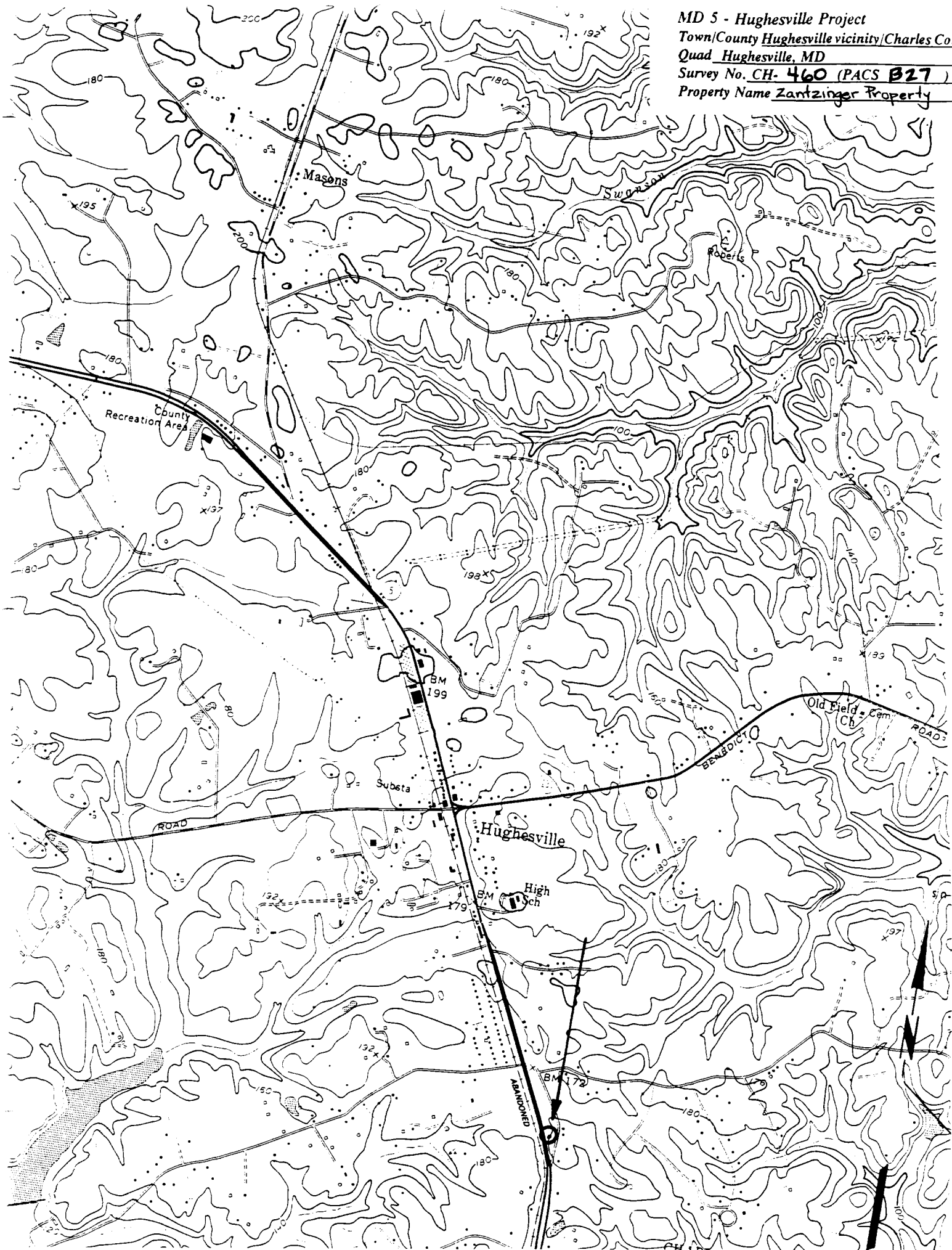
Historic Function(s) and Use(s):

Residence

Known Design Source (write none if unknown):

None

MD 5 - Hughesville Project  
Town/County Hughesville vicinity/Charles Co.  
Quad Hughesville, MD  
Survey No. CH- 460 (PACS B27)  
Property Name Zantzing Property





- 1- CH-460
- 2- Zantinger Property
- 3- Charles County, MD
- 4- Tim Tamburino
- 5- January 1997
- 6- MD SHPO
- 7- 9020 Leonardtown Rd, front & south elevation, view NE
- 8- 1 of 2



- 1 CH-460
- 2 Zantinger Property
- 3 Charles County, MD
- 4 Jon Zantinger
- 5 January 1997
- 6 MD SHPO
- 7 Rear Elevation, view W
- 8 2 of 2